

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** Snoqualmie Valley / 70

**Previous Physical Inspection:** 2004

**Improved Sales:**

Number of Sales: 314

Range of Sale Dates: 1/2003 - 12/2005

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2005 Value</b>	\$125,000	\$238,800	\$363,800	\$398,900	91.2%	14.10%
<b>2006 Value</b>	\$128,200	\$263,600	\$391,800	\$398,900	98.2%	13.96%
<b>Change</b>	+\$3,200	+\$24,800	+\$28,000		+7.0%	-0.14%
<b>% Change</b>	+2.6%	+10.4%	+7.7%		+7.7%	-0.99%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.14% and -.99% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2005 Value</b>	\$131,300	\$230,400	\$361,700
<b>2006 Value</b>	\$134,700	\$256,400	\$391,100
<b>Percent Change</b>	+2.6%	+11.3%	+8.1%

Number of one to three unit residences in the Population: 2139

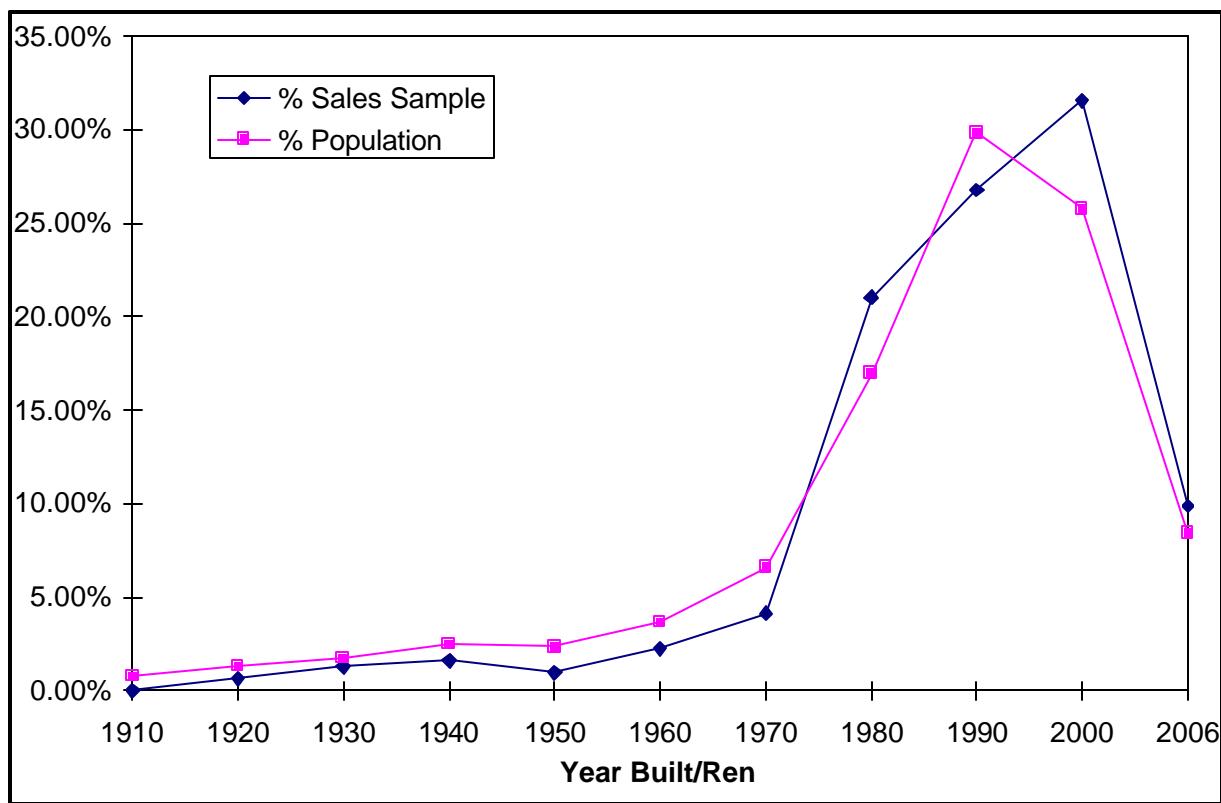
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a home with a grade 10 had average ratios (assessed value/sales price) slightly higher than the targeted assessment level. Therefore, the adjustment model adjusts these properties slightly downward. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

## **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.64%
1930	4	1.27%
1940	5	1.59%
1950	3	0.96%
1960	7	2.23%
1970	13	4.14%
1980	66	21.02%
1990	84	26.75%
2000	99	31.53%
2006	31	9.87%
	314	

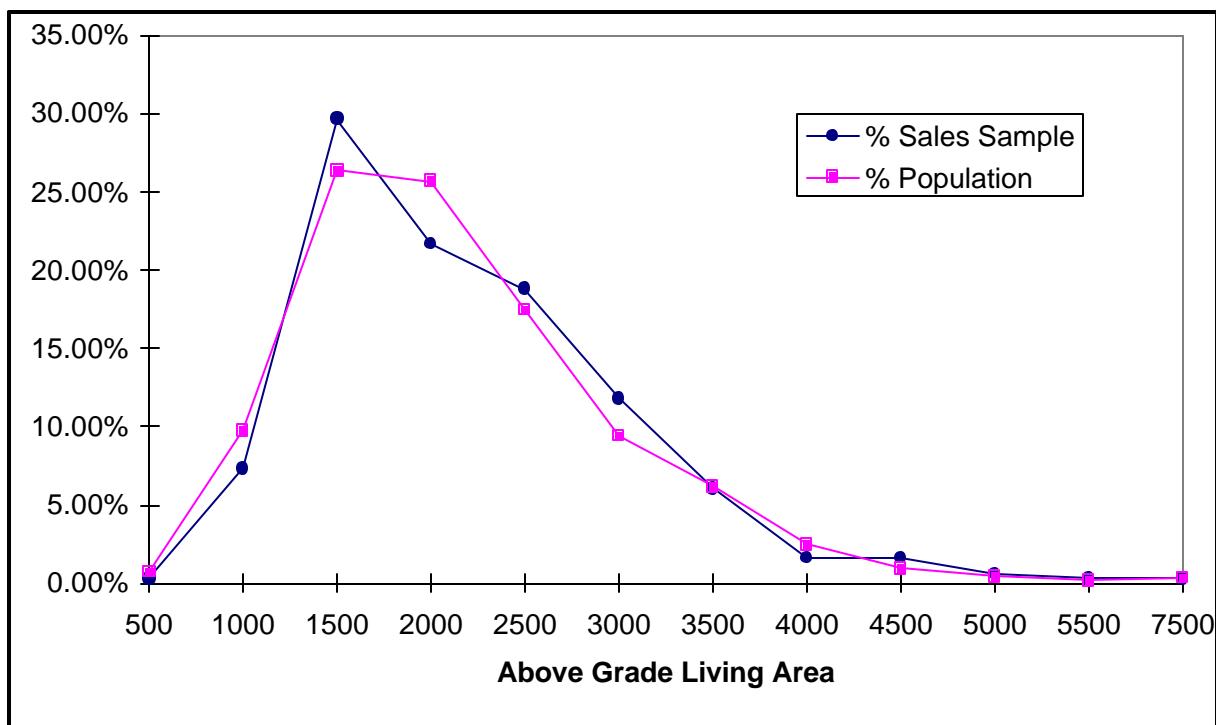
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	17	0.79%
1920	28	1.31%
1930	38	1.78%
1940	54	2.52%
1950	50	2.34%
1960	79	3.69%
1970	141	6.59%
1980	363	16.97%
1990	638	29.83%
2000	551	25.76%
2006	180	8.42%
	2139	



The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovate and is ideal for both accurate analysis and appraisals.

## ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	1	0.32%	500	16	0.75%
1000	23	7.32%	1000	209	9.77%
1500	93	29.62%	1500	564	26.37%
2000	68	21.66%	2000	549	25.67%
2500	59	18.79%	2500	374	17.48%
3000	37	11.78%	3000	202	9.44%
3500	19	6.05%	3500	132	6.17%
4000	5	1.59%	4000	53	2.48%
4500	5	1.59%	4500	20	0.94%
5000	2	0.64%	5000	9	0.42%
5500	1	0.32%	5500	4	0.19%
7500	1	0.32%	9000	7	0.33%
314			2139		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

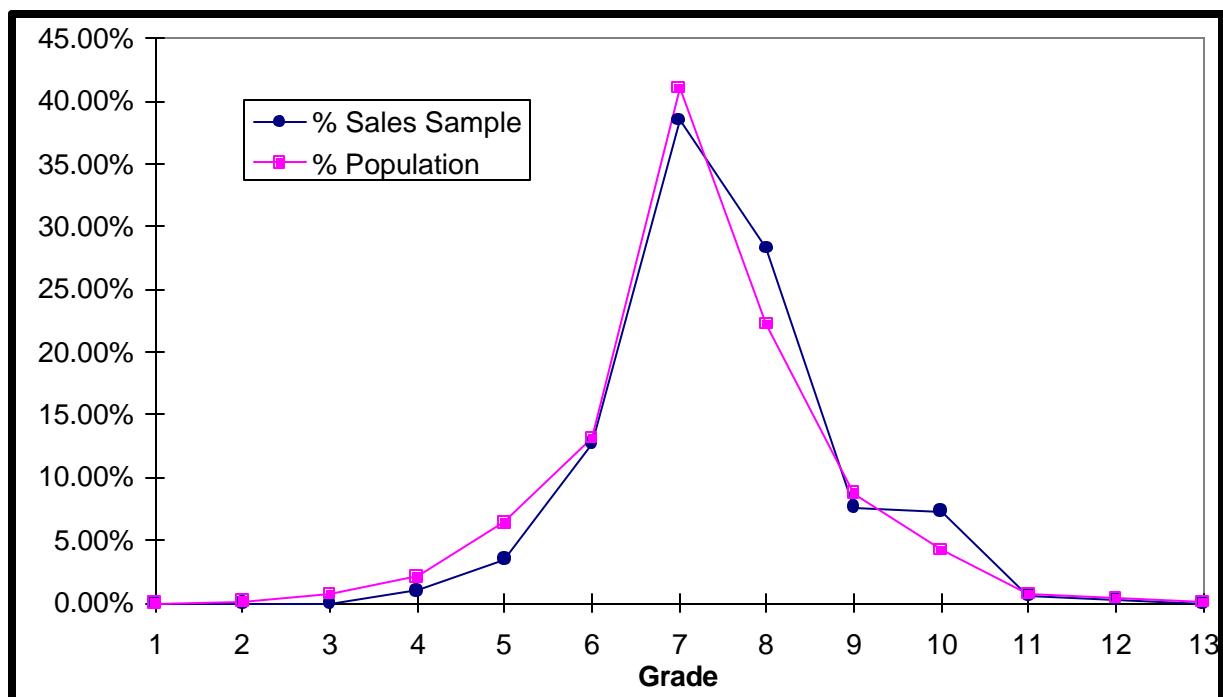
### **Sales Sample Representation of Population - Grade**

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.96%
5	11	3.50%
6	40	12.74%
7	121	38.54%
8	89	28.34%
9	24	7.64%
10	23	7.32%
11	2	0.64%
12	1	0.32%
13	0	0.00%
314		

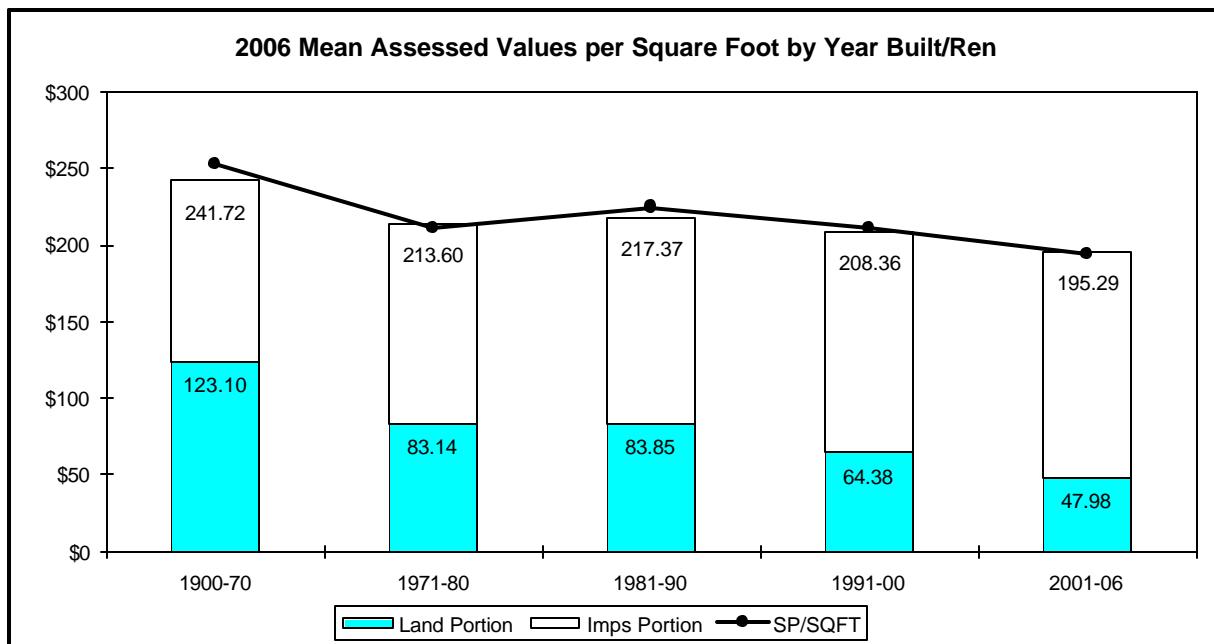
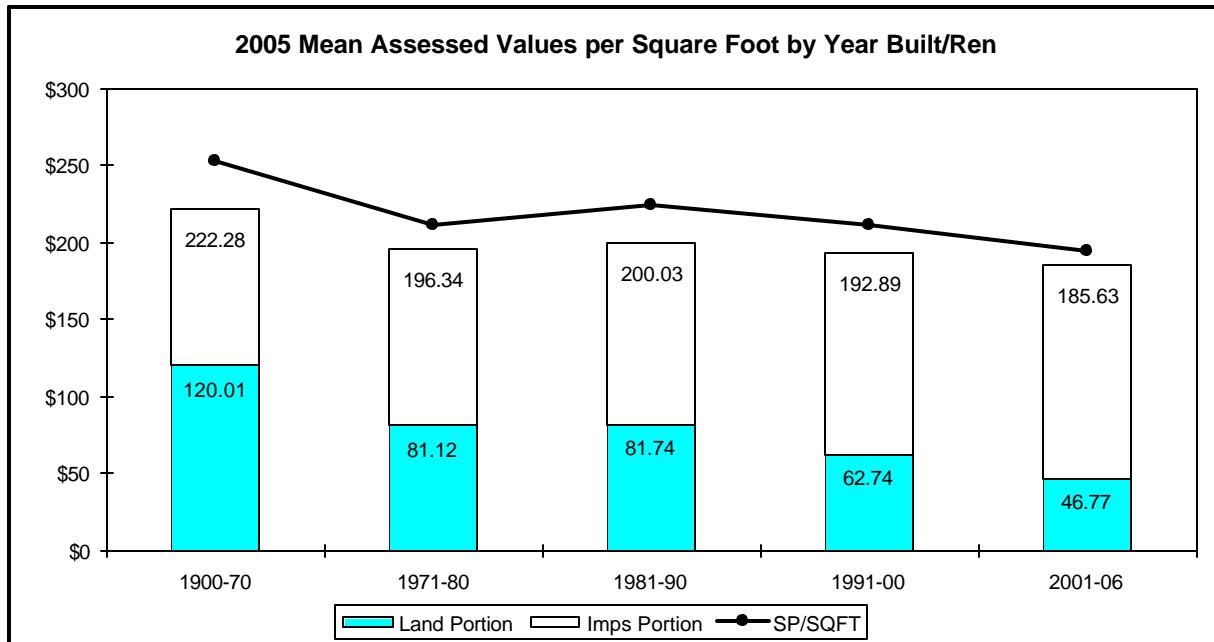
**Population**

Grade	Frequency	% Population
1	0	0.00%
2	3	0.14%
3	16	0.75%
4	45	2.10%
5	137	6.40%
6	282	13.18%
7	879	41.09%
8	475	22.21%
9	187	8.74%
10	91	4.25%
11	15	0.70%
12	8	0.37%
13	1	0.05%
2139		



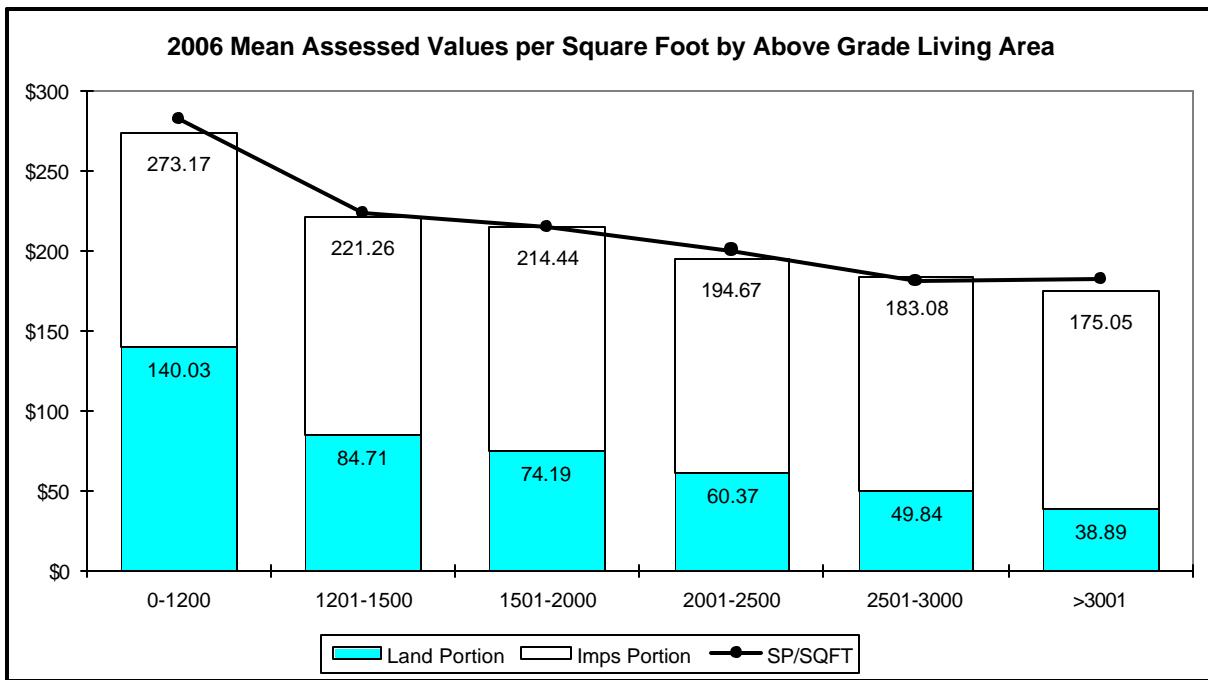
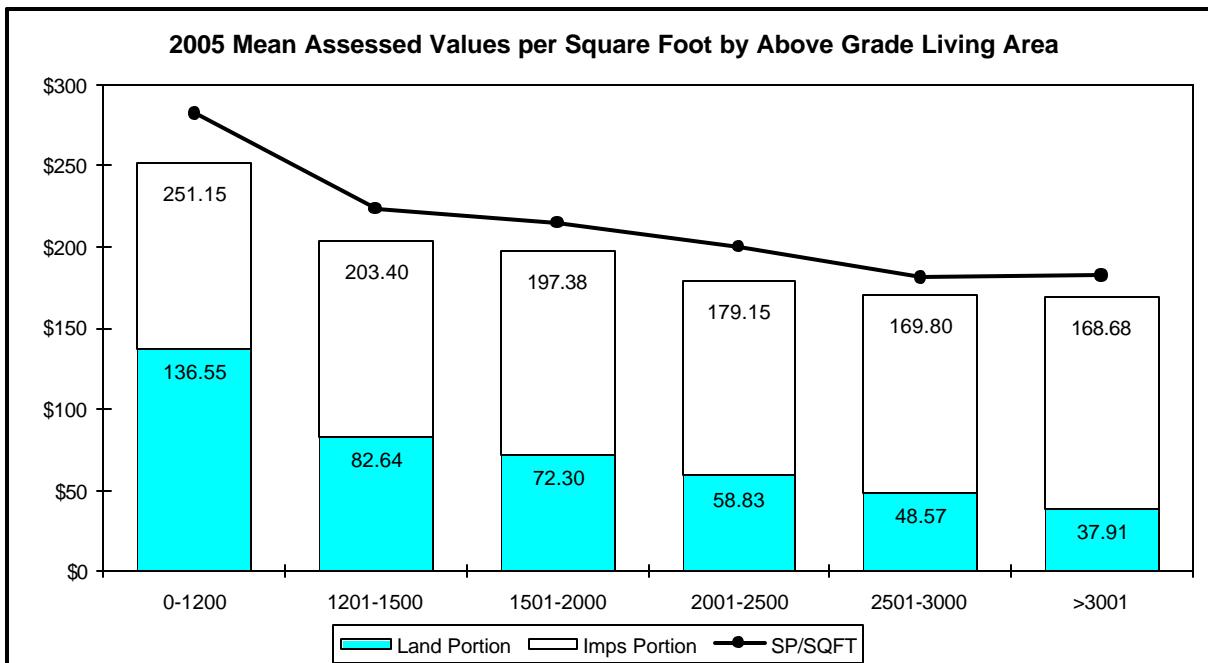
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated**



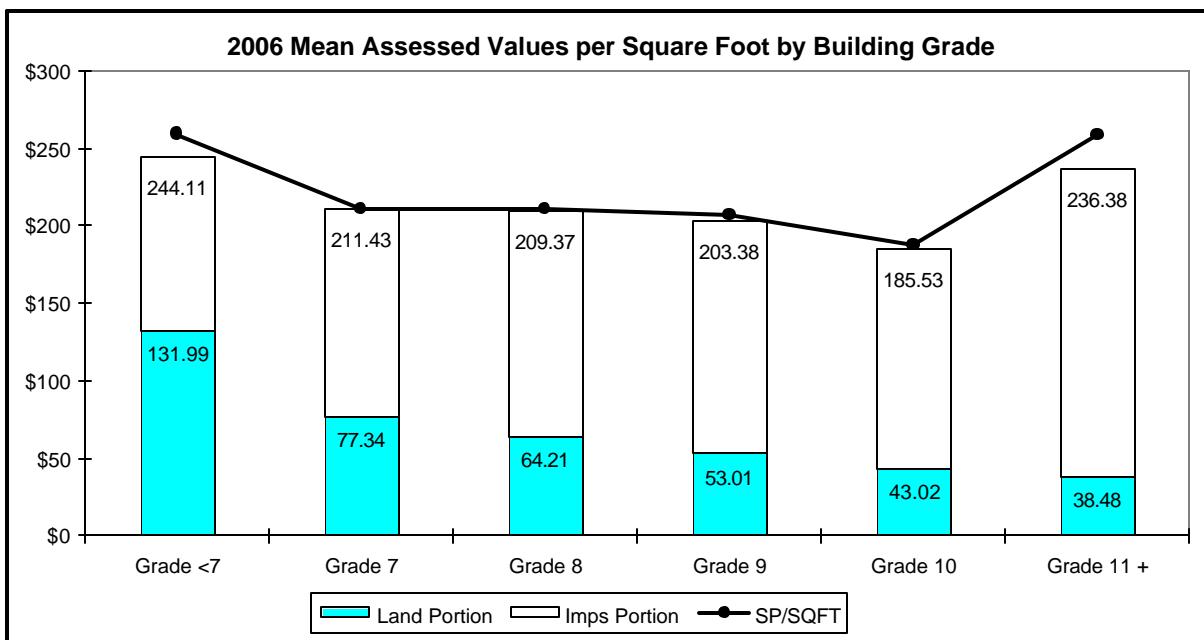
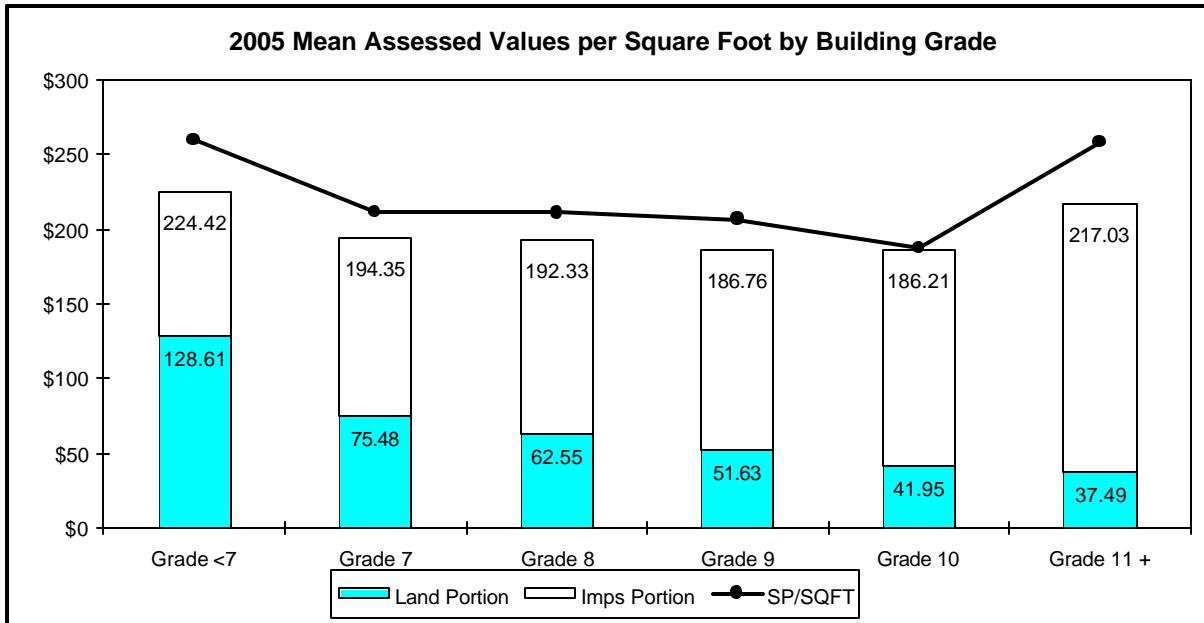
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. There were only three sales of grades 11 or greater. The low number of sales skews the statistical sample for this category. The values shown in the improvements portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 96 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 3% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.03, \text{ with the result rounded down to the next \$1,000.}$$

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 314 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

## **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a home with a grade 10 had average ratios (assessed value/sales price) slightly higher than the targeted assessment level. Therefore, the adjustment model adjusts these properties slightly downward.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / .9175648 + .08536501 \text{ (if grade 10)}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value \* 1.104)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the new land value plus the previous improvement value is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

## **Mobile Home Update**

There were 77 useable mobile home sales available for a separate analysis. The resulting total value is calculated as follows:

$$2006 \text{ Total Value} = 2006 \text{ Land Value} + \text{Previous Improvement Value} * 1.03, \text{ with results rounded down to the next } \$1,000$$

## **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 70 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

8.98%

<b>Grade 10</b>	<b>Yes</b>
% Adjustment	-9.28%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 10 parcel would *approximately* receive a -.3% downward adjustment (8.98% - 9.28%). 91 parcels or 4% of the population would receive this adjustment.

96% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 70 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
4	3	0.842	0.915	8.7%	0.675	1.156
5	11	0.823	0.895	8.8%	0.798	0.992
6	40	0.881	0.959	8.8%	0.902	1.015
7	121	0.915	0.995	8.8%	0.973	1.018
8	89	0.909	0.990	8.9%	0.959	1.021
9	24	0.894	0.973	8.9%	0.913	1.033
10	23	1.002	0.998	-0.4%	0.960	1.036
11	2	0.890	0.969	8.9%	-0.752	2.689
12	1	0.735	0.800	9.0%	N/A	N/A
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1911-1970	34	0.875	0.951	8.8%	0.891	1.012
1971-1980	66	0.936	1.019	8.8%	0.985	1.052
1981-1990	84	0.887	0.963	8.6%	0.935	0.991
1991-2000	99	0.909	0.979	7.7%	0.950	1.008
>2000	31	0.958	0.998	4.1%	0.956	1.040
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	4	0.779	0.848	8.9%	0.722	0.975
Average	276	0.914	0.983	7.5%	0.966	0.999
Good	27	0.921	1.003	8.8%	0.946	1.059
Very Good	7	0.875	0.951	8.8%	0.815	1.088
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	129	0.902	0.980	8.7%	0.957	1.003
1.5	39	0.897	0.972	8.3%	0.918	1.026
2	144	0.923	0.986	6.9%	0.963	1.009
2.5	1	0.876	0.953	8.8%	N/A	N/A
3	1	0.882	0.960	8.9%	N/A	N/A

## Area 70 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

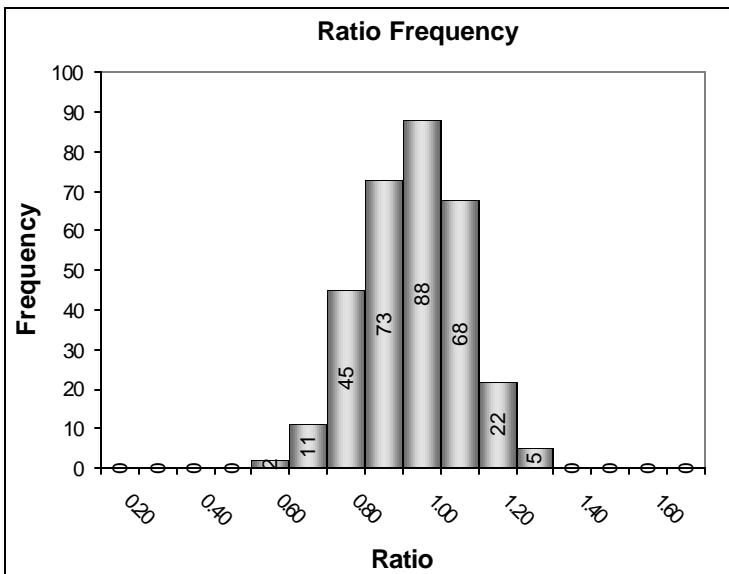
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
400-1200	53	0.891	0.970	8.8%	0.932	1.007
1201-1500	64	0.910	0.991	8.8%	0.955	1.026
1501-2000	68	0.916	0.995	8.6%	0.958	1.033
2001-2500	59	0.895	0.972	8.6%	0.937	1.007
2501-3000	37	0.939	1.012	7.8%	0.965	1.060
>3001	33	0.920	0.956	3.8%	0.918	0.993
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	252	0.908	0.978	7.7%	0.961	0.995
Y	62	0.925	0.996	7.7%	0.959	1.033
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	269	0.908	0.977	7.6%	0.960	0.993
Y	45	0.935	1.012	8.2%	0.966	1.057
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	11	0.912	0.956	4.8%	0.879	1.033
3	298	0.915	0.986	7.9%	0.971	1.002
5	5	0.734	0.798	8.7%	0.614	0.981
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
08001-15000	32	0.902	0.976	8.2%	0.929	1.023
15001-20000	47	0.932	1.010	8.4%	0.972	1.048
20001-30000	31	0.918	0.999	8.8%	0.944	1.054
30001-43559	21	0.925	1.006	8.8%	0.943	1.070
1AC-3AC	69	0.883	0.948	7.3%	0.915	0.980
3.01AC-5AC	66	0.918	0.984	7.2%	0.950	1.018
>5AC	48	0.924	0.990	7.2%	0.946	1.035

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> NE / Team-2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 3/22/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> <b>Snoqualmie Valley</b>	<b>Appr ID:</b> JPIE	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	314		
<b>Mean Assessed Value</b>	363,800		
<b>Mean Sales Price</b>	398,900		
<b>Standard Deviation AV</b>	144,353		
<b>Standard Deviation SP</b>	167,423		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.924		
<b>Median Ratio</b>	0.928		
<b>Weighted Mean Ratio</b>	0.912		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.574		
<b>Highest ratio:</b>	1.260		
<b>Coefficient of Dispersion</b>	11.43%		
<b>Standard Deviation</b>	0.130		
<b>Coefficient of Variation</b>	14.10%		
<b>Price Related Differential (PRD)</b>	1.013		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.908		
<i>Upper limit</i>	0.944		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.909		
<i>Upper limit</i>	0.938		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	2139		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.130		
<b>Recommended minimum:</b>	27		
<b>Actual sample size:</b>	314		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	154		
# ratios above mean:	160		
<i>Z:</i>	0.339		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



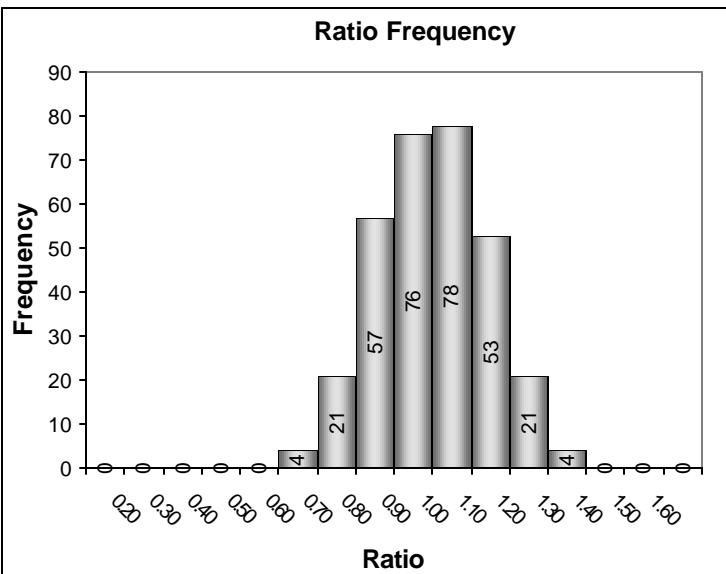
### COMMENTS:

1 to 3 Unit Residences throughout area 70

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> NE / Team-2	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 3/22/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> <b>Snoqualmie Valley</b>	<b>Appr ID:</b> JPIE	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	314		
<b>Mean Assessed Value</b>	391,800		
<b>Mean Sales Price</b>	398,900		
<b>Standard Deviation AV</b>	150,004		
<b>Standard Deviation SP</b>	167,423		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	1.000		
<b>Weighted Mean Ratio</b>	0.982		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.624		
<b>Highest ratio:</b>	1.372		
<b>Coefficient of Dispersion</b>	11.22%		
<b>Standard Deviation</b>	0.139		
<b>Coefficient of Variation</b>	13.96%		
<b>Price Related Differential (PRD)</b>	1.017		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.981		
<i>Upper limit</i>	1.017		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.983		
<i>Upper limit</i>	1.014		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	2139		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.139		
<b>Recommended minimum:</b>	31		
<b>Actual sample size:</b>	314		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	155		
# ratios above mean:	159		
<i>Z:</i>	0.226		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 70

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 70**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	062507	9023	6/15/04	\$425,000	1450	980	7	1972	3	401188	N	N	8202 AMES LAKE-CARNATION RD NE
001	122506	9024	9/29/04	\$375,000	1480	1480	7	1969	3	197326	N	N	7425 W SNOQUALMIE VALLEY RD NE
001	012506	9030	6/10/04	\$220,000	1460	0	8	1960	3	17920	Y	N	27002 NE 80TH ST
001	072507	9063	7/7/03	\$392,500	2850	0	8	2001	3	32990	N	N	6525 W SNOQUALMIE VALLEY RD NE
001	252606	9094	9/13/05	\$550,000	2890	0	8	2002	3	218210	N	N	12205 269TH WY NE
001	142606	9033	10/19/04	\$530,000	2140	1600	9	2001	3	71874	N	N	15433 W SNOQUALMIE VALLEY RD NE
001	252606	9097	2/10/05	\$740,000	4060	0	10	2001	3	208980	N	N	12113 268TH DR NE
001	252606	9097	12/11/03	\$640,000	4060	0	10	2001	3	208980	N	N	12113 268TH DR NE
001	252606	9095	1/25/05	\$788,900	4100	0	10	2001	3	193593	N	N	12124 268TH DR NE
001	252606	9095	12/1/03	\$650,000	4100	0	10	2001	3	193593	N	N	12124 268TH DR NE
001	352606	9080	8/12/04	\$1,896,400	6070	0	12	1999	3	215404	Y	N	25618 NE 100TH ST
003	162607	9034	7/15/03	\$204,000	450	0	4	1983	4	431679	N	N	15700 319TH AV NE
003	404720	0935	8/2/04	\$147,500	580	0	4	1958	3	22597	N	N	32707 NE 195TH ST
003	154950	0312	11/30/04	\$274,450	1770	0	4	1983	3	101494	N	N	31960 NE 169TH ST
003	222607	9048	6/8/04	\$240,000	560	0	5	1985	3	201682	N	N	13220 KELLY RD NE
003	404550	0615	5/29/05	\$265,000	640	0	5	1945	2	25865	Y	Y	10709 E LAKE JOY DR NE
003	404720	0810	6/9/04	\$218,000	830	0	5	1965	5	22553	N	N	19437 324TH AV NE
003	332607	9054	10/14/04	\$294,500	860	0	5	1981	3	172062	N	N	32025 NE 112TH ST
003	404550	0830	10/23/03	\$219,950	900	0	5	1930	3	19214	Y	Y	10802 W LAKE JOY DR NE
003	222607	9047	5/6/05	\$198,000	920	0	5	1935	3	218916	N	N	33552 NE STOSSEL CREEK WY
003	865680	0030	12/22/05	\$243,000	1030	0	5	1990	3	13720	N	N	7820 TOLT RIVER RD NE
003	282607	9032	4/4/05	\$260,000	1190	0	5	1937	3	197762	N	N	12827 ODELL RD NE
003	404550	1000	10/28/05	\$337,000	1580	0	5	1986	3	142005	N	N	10715 W LAKE JOY DR NE
003	262507	9008	11/16/05	\$475,000	2120	0	5	1925	5	793663	Y	N	1604 344TH AV NE
003	404720	0310	6/10/05	\$250,500	510	0	6	1960	3	12360	N	Y	20021 330TH AV NE
003	272607	9097	1/23/04	\$165,000	660	0	6	1950	4	21450	N	N	11830 KELLY RD NE
003	404550	0610	9/23/05	\$299,950	670	0	6	1995	4	18114	Y	Y	10713 E LAKE JOY DR NE
003	322607	9066	7/21/04	\$275,000	820	820	6	1984	4	213879	Y	N	29851 NE 107TH ST
003	404720	0295	10/2/03	\$235,000	840	0	6	1975	4	12300	N	Y	20107 330TH AV NE
003	282507	9054	2/20/03	\$209,950	880	0	6	1974	3	45302	Y	N	2126 FALL CITY -CARNATION RD NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 70**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	155000	0040	5/20/05	\$422,000	900	0	6	1939	5	370468	N	N	18519 312TH AV NE
003	282607	9052	7/25/05	\$224,950	900	0	6	1931	3	110207	N	N	31002 NE 116TH ST
003	155000	0600	3/12/04	\$253,000	950	0	6	1981	3	211013	N	N	20015 320TH AV NE
003	404720	0950	11/18/04	\$210,000	1000	0	6	1960	3	31505	N	N	32823 NE 195TH ST
003	404720	0415	12/11/03	\$275,000	1020	0	6	1981	3	15570	Y	Y	19731 330TH AV NE
003	404550	0130	11/8/04	\$250,000	1040	0	6	1989	3	20524	Y	Y	11242 W LAKE JOY DR NE
003	404650	0250	6/27/05	\$278,000	1050	0	6	1967	3	26810	N	N	10413 316TH AV NE
003	404650	0910	7/22/05	\$362,500	1050	0	6	1980	2	20673	Y	Y	31644 NE 106TH ST
003	282607	9066	3/10/03	\$235,200	1060	0	6	1977	3	94960	N	N	12636 ODELL RD NE
003	404720	0985	12/6/04	\$213,000	1110	0	6	1984	3	17026	N	N	19732 330TH AV NE
003	404720	0105	8/8/05	\$520,000	1120	340	6	1995	3	23070	Y	Y	19920 324TH AV NE
003	052507	9026	6/20/05	\$270,000	1150	0	6	1944	3	692168	N	N	9730 CARNATION-DUVALL RD NE
003	404550	0645	7/10/03	\$290,000	1190	580	6	1978	3	148104	N	N	10746 E LAKE JOY DR NE
003	154600	0250	2/28/05	\$300,000	1200	0	6	1982	3	76230	N	N	31455 NE 176TH PL
003	202607	9031	11/19/03	\$184,000	1200	0	6	1959	3	111513	N	N	13615 ODELL RD NE
003	404550	0530	10/20/04	\$312,500	1200	0	6	1965	4	18605	Y	Y	10777 E LAKE JOY DR NE
003	404550	0530	7/3/03	\$270,000	1200	0	6	1965	4	18605	Y	Y	10777 E LAKE JOY DR NE
003	404650	0830	7/20/04	\$338,000	1240	560	6	1985	3	22368	Y	Y	10603 320TH AV NE
003	078270	0090	5/22/03	\$251,500	1270	0	6	1975	4	49222	N	N	31923 NE 123RD ST
003	155000	0210	3/16/05	\$379,950	1290	0	6	1969	3	425944	N	N	18815 320TH AV NE
003	272607	9047	11/22/04	\$287,950	1390	0	6	1988	3	46609	N	N	32527 NE 120TH ST
003	404720	0825	10/12/04	\$354,000	1390	0	6	1960	3	60984	N	N	19410 324TH AV NE
003	222507	9019	7/2/04	\$260,000	1420	0	6	1920	4	48351	N	N	32808 NE 24TH ST
003	154950	0630	7/6/05	\$438,900	1460	0	6	1919	4	263973	N	N	18236 MOUNTAIN VIEW RD NE
003	162607	9019	2/20/03	\$295,000	1460	0	6	1992	3	271814	N	N	14912 KELLY RD NE
003	404720	0385	3/10/05	\$239,950	1490	0	6	1975	3	19830	Y	Y	19801 330TH AV NE
003	232607	9007	8/21/03	\$205,000	1610	0	6	1975	3	213444	N	N	34233 NE STOSSEL CREEK WY
003	404720	0275	8/15/03	\$328,000	1790	900	6	1977	3	26224	N	Y	32733 NE 202ND ST
003	082607	9098	7/9/04	\$319,950	1800	900	6	1991	3	218222	N	N	30408 NE 183RD ST
003	082607	9098	6/18/03	\$300,000	1800	900	6	1991	3	218222	N	N	30408 NE 183RD ST
003	272507	9046	6/17/05	\$385,000	2310	0	6	1986	4	223462	N	N	2203 328TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 70**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	404550	0660	11/16/05	\$465,000	2470	0	6	1952	4	165528	N	N	10712 E LAKE JOY DR NE
003	404720	0320	1/13/04	\$300,000	710	0	7	1971	5	14250	Y	Y	20009 330TH AV NE
003	404650	0900	2/23/05	\$334,900	800	800	7	1967	4	18204	Y	Y	31654 NE 106TH ST
003	404660	0960	10/9/03	\$205,000	860	0	7	1967	3	17548	N	N	10830 320TH AV NE
003	302607	9025	7/16/03	\$356,300	960	960	7	1981	5	195148	N	N	28040 NE 124TH ST
003	404720	0555	7/29/03	\$379,000	980	980	7	1989	3	21075	Y	Y	32720 NE 195TH ST
003	404670	0020	5/10/05	\$280,000	1040	480	7	1979	3	15063	N	N	10211 317TH AV NE
003	404650	0230	4/28/03	\$197,000	1060	0	7	1965	4	28071	N	N	10421 316TH AV NE
003	404670	0120	7/30/04	\$265,000	1070	920	7	1979	3	15181	N	N	31809 NE 103RD ST
003	212607	9142	6/20/03	\$234,995	1075	255	7	1992	3	58370	N	N	31015 NE 143RD ST
003	404671	0520	10/24/05	\$270,000	1080	0	7	1985	3	9938	N	N	31540 NE 114TH ST
003	404671	0570	7/2/04	\$249,950	1080	440	7	1992	3	12158	N	N	31208 NE 114TH ST
003	042507	9068	12/26/03	\$295,000	1110	0	7	1988	4	60112	N	N	32007 NE 95TH PL
003	404660	0480	12/2/04	\$254,449	1130	770	7	1978	2	31013	N	N	11151 318TH PL NE
003	404650	1460	2/28/05	\$269,950	1140	530	7	1978	3	15429	N	N	11005 312TH AV NE
003	154950	0360	6/22/04	\$294,950	1160	460	7	1993	3	209523	N	N	17420 MOUNTAIN VIEW RD NE
003	801610	0030	7/25/05	\$229,900	1160	0	7	1987	3	8704	N	N	9425 CARNATION-DUVALL RD NE
003	404660	0420	8/23/05	\$289,000	1170	0	7	1980	3	17765	N	N	31730 NE 111TH ST
003	404660	0690	8/23/04	\$257,950	1190	0	7	1989	3	18253	N	N	31980 NE 114TH PL
003	282607	9051	4/26/04	\$224,500	1200	0	7	1971	4	13860	N	N	12024 FAY RD NE
003	404660	0740	3/18/05	\$279,500	1230	660	7	1979	3	23149	N	N	11504 320TH AV NE
003	404660	1370	3/21/03	\$244,950	1230	530	7	1984	3	17617	N	N	31122 NE 111TH ST
003	404650	0530	10/24/03	\$219,000	1240	0	7	1978	3	17258	N	N	10431 320TH AV NE
003	404660	1430	8/5/05	\$281,000	1240	0	7	1979	3	15000	N	N	31213 NE 111TH ST
003	404671	0510	10/28/03	\$233,000	1240	0	7	1978	3	11203	N	N	31602 NE 114TH ST
003	162607	9125	5/12/03	\$245,500	1250	400	7	1995	3	34763	N	N	30830 NE CHERRY VALLEY RD
003	404550	0540	9/30/05	\$324,950	1250	0	7	1978	3	13725	Y	Y	10769 E LAKE JOY DR NE
003	404650	0600	11/17/04	\$241,950	1250	0	7	1978	3	17485	N	N	31656 NE 104TH ST
003	404650	0600	8/6/03	\$200,000	1250	0	7	1978	3	17485	N	N	31656 NE 104TH ST
003	152607	9028	10/6/03	\$326,550	1260	0	7	1995	3	209900	N	N	14526 326TH AV NE
003	404660	0870	6/13/05	\$282,000	1260	0	7	1979	3	17550	N	N	11122 320TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 70**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	212607	9085	12/9/05	\$389,000	1300	620	7	1983	3	198198	N	N	31801 NE 139TH ST
003	212607	9148	3/17/04	\$325,000	1310	1260	7	1996	3	46173	N	N	31022 NE 141ST ST
003	162607	9043	8/17/05	\$299,000	1320	0	7	1997	3	10075	N	N	31905 NE 162ND ST
003	154950	0156	4/6/04	\$276,500	1330	310	7	1990	3	35100	N	N	31783 NE 171ST ST
003	154950	0156	5/2/03	\$252,700	1330	310	7	1990	3	35100	N	N	31783 NE 171ST ST
003	404650	0330	5/23/05	\$310,000	1340	240	7	1979	4	16157	N	N	31649 NE 104TH ST
003	404660	1270	8/9/04	\$315,000	1340	0	7	1978	3	14024	Y	Y	31312 NE 111TH PL
003	212607	9051	3/18/05	\$449,950	1370	960	7	1981	2	205028	N	N	31001 NE 139TH ST
003	404660	0440	10/14/03	\$245,000	1370	0	7	1978	3	16868	N	N	11117 318TH PL NE
003	404660	0880	5/19/03	\$254,950	1370	0	7	1980	3	17550	N	N	11112 320TH AV NE
003	404660	1470	9/23/05	\$295,000	1370	0	7	1979	3	14721	N	N	31305 NE 111TH ST
003	102507	9058	5/18/05	\$340,000	1390	0	7	1980	3	259182	N	N	32921 NE 78TH ST
003	282607	9061	5/4/04	\$305,000	1400	0	7	1973	3	186872	N	N	30820 NE BIG ROCK RD
003	282607	9076	6/23/03	\$246,170	1400	0	7	1971	4	14700	N	N	31811 NE BIG ROCK RD
003	078270	0120	12/26/03	\$265,000	1410	0	7	1980	3	45302	N	N	12306 318TH AV NE
003	302607	9031	6/1/04	\$280,000	1410	0	7	1981	3	47916	N	N	12930 276TH WY NE
003	404650	0140	5/23/05	\$225,000	1410	0	7	1980	4	15134	N	N	31307 NE 106TH ST
003	404671	0300	8/26/05	\$292,850	1430	0	7	1979	3	12180	N	N	31811 NE 115TH PL
003	154950	0392	8/25/05	\$500,000	1440	0	7	1996	3	86989	N	N	17626 315TH CT NE
003	212607	9073	7/19/04	\$310,000	1440	0	7	1983	3	203425	N	N	31922 NE 139TH ST
003	404650	0410	7/9/04	\$257,000	1440	0	7	1979	3	22862	N	N	10406 320TH AV NE
003	404650	0440	3/29/04	\$231,000	1440	0	7	1979	3	14998	N	N	10430 320TH AV NE
003	404650	1380	5/28/03	\$253,500	1440	0	7	1994	3	16205	N	N	10808 313TH AV NE
003	865680	0020	3/12/04	\$235,000	1450	0	7	1990	3	11480	N	N	7900 TOLT RIVER RD NE
003	272507	9048	5/4/05	\$485,000	1460	0	7	1985	3	221720	N	N	2145 328TH AV NE
003	404650	0660	5/15/03	\$265,000	1460	730	7	1994	3	15865	N	N	31604 NE 104TH ST
003	404720	0625	7/20/04	\$290,000	1460	0	7	1991	3	25000	N	N	20014 330TH AV NE
003	052607	9026	6/21/04	\$295,000	1480	0	7	1974	3	318860	N	N	20325 MOUNTAIN VIEW RD NE
003	404650	0790	6/20/05	\$259,000	1480	0	7	1979	3	18399	N	N	31810 NE 105TH PL
003	404650	0800	6/15/05	\$290,000	1480	0	7	1979	3	15661	N	N	31815 NE 105TH PL
003	342607	9075	3/9/04	\$302,000	1490	0	7	1989	3	83635	N	N	32529 NE BIG ROCK RD

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**Area 70**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	212607	9106	8/5/04	\$335,000	1500	0	7	1990	3	207333	N	N	14311 311TH AV NE
003	212607	9131	7/23/04	\$319,900	1500	0	7	1992	3	35213	N	N	31111 NE 141ST ST
003	404660	1230	6/20/03	\$262,000	1500	0	7	1994	3	14673	Y	N	31323 NE 111TH PL
003	212607	9007	3/4/05	\$285,000	1520	0	7	1992	3	66211	N	N	31043 NE 143RD ST
003	404670	0070	8/29/05	\$355,250	1520	910	7	1979	3	15059	N	N	31733 NE 102ND PL
003	404670	0070	8/26/03	\$259,950	1520	910	7	1979	3	15059	N	N	31733 NE 102ND PL
003	404720	0445	8/12/04	\$365,000	1520	150	7	1984	3	14333	Y	Y	19639 330TH AV NE
003	404660	0410	2/11/04	\$272,000	1570	0	7	1990	3	21826	N	N	31722 NE 111TH ST
003	262607	9066	8/15/03	\$247,000	1580	0	7	1996	3	40793	N	N	11915 350TH PL NE
003	404720	0091	4/28/03	\$450,000	1580	790	7	1962	5	26100	Y	Y	19908 324TH AV NE
003	155810	0450	7/6/04	\$389,950	1590	180	7	1962	4	410800	N	N	18836 296TH PL NE
003	082607	9059	1/25/05	\$370,000	1610	0	7	1981	3	199069	N	N	29814 NE 173RD ST
003	404660	0310	3/17/03	\$254,800	1610	0	7	1997	3	19282	N	N	31727 NE 114TH ST
003	404671	0330	5/5/04	\$260,000	1620	0	7	1990	3	16606	N	N	31822 NE 115TH PL
003	154950	0321	7/30/04	\$279,950	1630	0	7	1989	3	44024	N	N	31809 NE 171ST ST
003	404650	0650	1/28/03	\$253,000	1650	0	7	1990	3	16200	N	N	31608 NE 104TH ST
003	272607	9065	7/20/05	\$415,000	1660	0	7	1980	3	272250	N	N	11818 325TH AV NE
003	404650	0320	8/25/05	\$360,000	1660	0	7	1990	3	16275	N	N	31635 NE 104TH ST
003	404660	0900	7/1/03	\$284,950	1670	0	7	1997	3	17550	N	N	11042 320TH AV NE
003	342607	9044	11/12/03	\$287,000	1680	0	7	1997	3	77972	N	N	32606 NE 111TH ST
003	404650	1440	9/26/05	\$309,000	1680	0	7	1980	3	15000	N	N	31212 NE 110TH ST
003	212607	9081	11/10/05	\$390,000	1700	0	7	1995	3	121279	N	N	13512 317TH AV NE
003	404650	0430	9/29/03	\$247,000	1700	0	7	1979	3	15179	N	N	10420 320TH AV NE
003	404660	0830	4/12/05	\$335,000	1700	0	7	1997	3	17550	N	N	11222 320TH AV NE
003	404671	0220	2/7/05	\$289,950	1720	0	7	1990	3	14075	N	N	11426 317TH AV NE
003	154950	0146	4/22/04	\$278,000	1740	0	7	1989	3	45319	N	N	31736 NE 171ST ST
003	212607	9139	6/23/05	\$365,000	1770	0	7	1990	3	38373	N	N	31002 NE 143RD ST
003	142607	9028	11/4/03	\$289,950	1780	0	7	1984	3	213008	N	N	34637 NE 157TH PL
003	212607	9083	6/17/05	\$387,500	1780	0	7	1995	3	102192	N	N	13410 317TH AV NE
003	155000	0660	8/11/04	\$452,500	1800	0	7	1994	3	425581	N	N	20101 324TH AV NE
003	404670	0250	10/21/04	\$284,950	1880	0	7	1979	3	18413	N	N	10226 319TH AV NE

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**Area 70**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	404660	0350	10/28/05	\$379,950	1950	0	7	1990	3	16889	N	N	11226 317TH AV NE
003	172607	9025	5/24/05	\$360,000	1980	0	7	1985	3	653181	N	N	16221 NE 300TH PL
003	404720	0515	8/25/05	\$455,000	1990	0	7	1964	3	11675	N	Y	32850 NE 195TH ST
003	212607	9050	9/15/05	\$442,400	2010	0	7	1981	3	217100	N	N	30937 NE 139TH ST
003	302607	9016	1/26/05	\$537,000	2030	2030	7	1991	3	669081	N	N	11917 278TH AV NE
003	404550	0680	4/13/04	\$526,000	2030	0	7	1991	3	20427	Y	Y	10671 E LAKE JOY DR NE
003	162607	9106	9/27/04	\$525,000	2120	0	7	1981	3	217800	Y	N	31229 NE 155TH ST
003	272607	9070	6/1/05	\$411,000	2130	1370	7	1990	3	44431	N	N	32414 NE 120TH ST
003	404671	0050	1/16/04	\$340,000	2180	0	7	1977	3	17180	Y	Y	11232 312TH AV NE
003	262607	9023	2/13/04	\$315,000	2200	0	7	1996	3	87206	N	N	11608 E LAKE JOY DR NE
003	342607	9058	7/13/05	\$375,000	2220	0	7	1985	3	57499	N	N	32510 NE 111TH ST
003	404650	0500	8/24/05	\$340,000	2250	0	7	1988	3	16513	N	N	10510 320TH AV NE
003	282607	9013	9/15/03	\$377,000	2300	0	7	1999	3	166016	Y	N	12021 322ND AV NE
003	332607	9081	7/2/04	\$414,950	2340	0	7	1990	3	207345	N	N	10035 318TH AV NE
003	404660	0110	8/13/04	\$540,000	2380	0	7	1980	3	13681	Y	Y	31727 NE 110TH ST
003	212607	9015	8/10/05	\$540,000	2430	0	7	1999	3	213008	N	N	13328 317TH AV NE
003	212607	9015	10/1/04	\$505,000	2430	0	7	1999	3	213008	N	N	13328 317TH AV NE
003	212607	9089	4/22/05	\$397,500	2480	0	7	1994	3	103159	N	N	13315 322ND AV NE
003	282607	9087	7/19/05	\$470,000	2500	0	7	1981	3	108028	N	N	31030 NE 130TH ST
003	212607	9008	8/19/05	\$517,000	2550	0	7	1990	3	212114	N	N	31515 NE 141ST ST
003	212607	9008	12/17/04	\$446,000	2550	0	7	1990	3	212114	N	N	31515 NE 141ST ST
003	404650	0560	8/25/05	\$365,650	2570	0	7	1978	4	21213	N	N	31830 NE 104TH ST
003	404650	0560	6/11/03	\$290,000	2570	0	7	1978	4	21213	N	N	31830 NE 104TH ST
003	142607	9036	11/21/03	\$375,000	2670	0	7	1980	3	214315	Y	N	15553 351ST PL NE
003	262607	9072	5/20/04	\$360,000	2820	0	7	1988	3	48351	N	N	34302 NE 116TH ST
003	232607	9023	2/12/03	\$349,950	2840	0	7	1980	3	126486	N	N	14411 344TH AV NE
003	155810	0200	11/12/04	\$610,000	1220	790	8	2001	3	360000	Y	N	19419 MOUNTAIN VIEW ROAD NE
003	102507	9053	1/18/05	\$345,000	1310	360	8	1976	3	70131	N	N	33106 NE 66TH ST
003	322607	9047	7/2/04	\$379,000	1450	0	8	1985	3	83338	Y	N	10445 302ND WY NE
003	202607	9016	7/22/03	\$382,950	1480	0	8	1980	3	383328	N	N	13533 ODELL RD NE
003	212607	9126	1/26/04	\$305,000	1500	0	8	1988	3	44699	N	N	13918 322ND AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 70**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	155810	0480	8/9/05	\$402,500	1530	0	8	1997	3	156090	N	N	29530 NE 185TH ST
003	342607	9039	10/4/04	\$320,000	1530	1660	8	1972	4	21457	N	N	10516 KELLY RD NE
003	212607	9134	8/5/03	\$355,200	1540	0	8	1994	3	38599	N	N	31011 NE 141ST ST
003	212607	9130	11/24/03	\$262,000	1550	0	8	1990	3	40723	N	N	32005 NE 139TH ST
003	404720	0545	12/29/05	\$595,000	1560	0	8	2000	3	13508	Y	Y	32802 NE 195TH ST
003	272607	9069	8/24/03	\$239,000	1580	0	8	1988	3	54450	N	N	11823 325TH AV NE
003	212607	9098	4/1/04	\$379,950	1600	0	8	1990	3	189050	N	N	31131 NE 141ST ST
003	155810	0490	12/9/04	\$389,000	1610	0	8	1983	3	424674	N	N	29505 NE 189TH ST
003	865680	0200	12/9/05	\$420,000	1620	550	8	1990	3	77536	N	N	7819 TOLT RIVER RD NE
003	248070	0029	12/6/04	\$439,000	1630	0	8	1997	3	43560	N	N	35815 SE 25TH ST
003	248070	0065	10/1/04	\$405,000	1630	780	8	1981	3	118120	N	N	2805 364TH AV SE
003	162607	9153	1/20/04	\$440,000	1640	0	8	1994	3	260053	N	N	16107 KELLY RD NE
003	162607	9060	3/16/05	\$449,900	1650	1180	8	1976	3	350359	N	N	15414 KELLY RD NE
003	404550	0375	7/8/03	\$357,300	1660	840	8	1968	4	15000	Y	Y	11207 E LAKE JOY DR NE
003	404550	0705	6/3/03	\$415,000	1660	1140	8	1980	3	28102	Y	Y	10659 E LAKE JOY DR NE
003	404650	1260	9/1/04	\$495,500	1680	1180	8	1976	3	25153	Y	Y	31432 NE 108TH ST
003	342607	9029	3/3/03	\$449,950	1710	0	8	1997	3	514008	N	N	11003 KELLY RD NE
003	272607	9109	9/5/03	\$325,900	1720	0	8	1997	3	54885	N	N	12340 334TH AV NE
003	404650	0210	2/17/04	\$260,000	1730	0	8	1990	3	33877	N	N	31435 NE 106TH ST
003	404550	0195	8/26/05	\$399,950	1740	0	8	1996	3	104979	N	N	11427 W LAKE JOY DR NE
003	082607	9040	10/27/04	\$540,000	1760	940	8	2003	3	105415	N	N	17818 292ND AV NE
003	404720	0045	4/20/05	\$545,000	1760	200	8	1987	3	21266	Y	Y	19726 324TH AV NE
003	248070	0020	9/27/05	\$488,000	1860	0	8	1988	3	96703	Y	N	2626 367TH AV SE
003	155810	0403	11/10/03	\$439,999	1890	0	8	1992	3	205420	N	N	30421 NE 190TH ST
003	154950	0205	4/14/05	\$657,900	1900	1400	8	1997	3	407924	N	N	31330 NE 165TH ST
003	404720	0040	9/10/03	\$425,000	1910	0	8	1996	3	20850	Y	Y	19720 324TH AV NE
003	154950	0154	3/9/04	\$340,450	1940	0	8	1989	3	35750	N	N	31733 NE 171ST ST
003	404660	1080	5/31/05	\$365,000	1990	0	8	1990	3	17037	N	N	31702 NE 110TH ST
003	404650	1420	11/13/03	\$319,000	2040	0	8	2003	3	14047	N	N	31228 NE 110TH ST
003	162607	9158	3/6/03	\$300,000	2050	0	8	1989	3	39999	N	N	31408 NE 163RD ST
003	282607	9147	4/25/05	\$410,000	2080	0	8	1996	3	46929	N	N	31625 NE 129TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 70**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	332607	9088	5/13/04	\$348,000	2090	0	8	1998	3	44431	N	N	32110 NE 110TH CT
003	332607	9088	8/27/03	\$339,950	2090	0	8	1998	3	44431	N	N	32110 NE 110TH CT
003	142607	9032	9/8/05	\$400,000	2100	0	8	1993	3	217800	N	N	14906 346TH AV NE
003	154950	0186	12/14/04	\$365,000	2100	0	8	1999	3	30800	N	N	31536 NE CHERRY VALLEY RD
003	404550	0840	11/22/05	\$650,000	2100	860	8	1978	4	25248	Y	Y	10814 W LAKE JOY DR NE
003	404660	1480	9/11/03	\$366,500	2110	0	8	1998	3	14971	N	N	31313 NE 111TH ST
003	248070	0158	3/23/04	\$435,000	2150	0	8	1998	3	206910	N	N	36519 SE 32ND ST
003	162607	9109	5/17/05	\$585,200	2160	0	8	1998	3	464038	Y	N	15119 312TH AV NE
003	404550	1062	3/11/03	\$425,000	2190	830	8	1978	4	32132	Y	Y	11625 E LAKE JOY DR NE
003	282607	9073	9/9/03	\$365,000	2200	0	8	1985	3	132100	N	N	12602 ODELL RD NE
003	404650	0010	12/9/04	\$357,600	2200	0	8	2001	3	18959	N	N	31103 NE 110TH ST
003	248070	0159	9/22/05	\$596,000	2210	0	8	1984	3	206910	N	N	36512 SE 34TH ST
003	404660	0790	6/5/03	\$315,000	2260	0	8	1998	3	17550	N	N	11400 320TH AV NE
003	155000	0357	11/22/05	\$525,000	2270	0	8	1997	3	86694	N	N	19822 312TH AV NE
003	404720	0070	5/13/03	\$475,000	2270	0	8	1992	3	28867	Y	Y	19822 324TH AV NE
003	155810	0340	6/1/05	\$460,000	2290	0	8	1978	3	403123	Y	N	19229 303RD PL NE
003	032507	9059	11/12/03	\$417,500	2320	0	8	2003	3	111513	N	Y	32270 NE 94TH ST
003	212607	9070	2/20/04	\$374,950	2330	0	8	2004	3	205603	N	N	31730 NE 139TH ST
003	404650	1220	8/8/05	\$535,000	2340	0	8	1990	3	12891	N	Y	31431 NE 108TH ST
003	282607	9113	2/6/03	\$408,000	2350	0	8	1993	3	231697	N	N	12514 322ND AV NE
003	404670	0090	6/1/05	\$335,000	2350	0	8	1980	3	17685	N	N	31749 NE 102ND PL
003	282607	9149	8/10/05	\$489,950	2370	0	8	1994	3	46899	N	N	12802 318TH AV NE
003	155000	0051	9/29/04	\$379,950	2390	0	8	1999	3	217800	N	N	18821 312TH AV NE
003	404650	1090	3/9/05	\$340,000	2400	0	8	1991	3	23674	N	Y	31318 NE 106TH ST
003	322607	9034	10/19/04	\$512,500	2410	0	8	1990	3	204732	N	N	10328 302ND WY NE
003	222607	9055	8/6/04	\$505,000	2440	380	8	1992	3	206440	Y	N	33018 NE 140TH PL
003	152607	9027	7/17/03	\$424,900	2450	0	8	1991	3	214268	N	N	14628 326TH AV NE
003	222607	9075	6/27/05	\$545,000	2460	0	8	1988	3	407051	N	N	32808 NE 134TH ST
003	404720	0905	6/9/05	\$429,000	2480	0	8	1995	3	45738	Y	N	19403 327TH AV NE
003	404550	0620	10/11/05	\$659,950	2530	0	8	1993	3	25741	Y	Y	10705 E LAKE JOY DR NE
003	272607	9111	8/4/04	\$419,950	2560	0	8	1995	3	56628	N	N	12332 334TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 70**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	155810	0400	2/26/03	\$530,000	2600	0	8	1994	3	430372	N	N	30221 NE 190TH ST
003	212607	9066	6/16/05	\$440,000	2630	0	8	1997	3	204587	N	N	31032 NE 139TH ST
003	212607	9066	4/4/03	\$360,000	2630	0	8	1997	3	204587	N	N	31032 NE 139TH ST
003	282607	9146	10/8/03	\$429,000	2640	0	8	1995	3	46924	N	N	31709 NE 129TH ST
003	282607	9104	4/2/03	\$504,000	2660	0	8	1993	3	207090	N	N	13125 322ND AV NE
003	154950	0189	11/3/05	\$550,000	2680	0	8	1998	3	132858	N	N	16770 315TH PL NE
003	861190	0090	7/1/05	\$499,000	2690	0	8	1986	3	396831	N	N	28215 NE 120TH ST
003	282607	9017	11/1/05	\$671,000	2720	0	8	1995	3	350222	N	N	31102 NE BIG ROCK RD
003	262607	9081	11/17/05	\$645,000	2780	0	8	1999	3	455202	N	N	34808 NE MOSS CREEK WY
003	212607	9133	6/20/04	\$410,000	2800	0	8	1992	3	39942	N	N	31209 NE 141ST ST
003	212607	9133	3/24/03	\$380,000	2800	0	8	1992	3	39942	N	N	31209 NE 141ST ST
003	272607	9064	10/19/04	\$399,950	2860	0	8	1980	4	272250	N	N	11914 325TH AV NE
003	272607	9003	2/4/03	\$412,000	2890	0	8	1997	3	217800	N	N	33333 NE 123RD ST
003	102507	9036	6/16/05	\$489,990	3050	0	8	1980	3	209088	N	N	33911 NE 66TH ST
003	172607	9026	8/26/03	\$587,500	3160	0	8	1990	3	444747	N	N	15102 296TH AV NE
003	102507	9070	12/27/05	\$721,000	3190	0	8	1985	3	219978	N	N	33705 NE 60TH ST
003	212607	9154	8/18/05	\$500,000	3390	0	8	1993	3	59241	N	N	13604 317TH AV NE
003	282607	9130	4/11/05	\$647,500	3430	0	8	1989	3	206474	Y	N	12505 318TH AV NE
003	404671	0070	3/21/05	\$445,000	1660	0	9	2005	3	12696	Y	Y	31203 NE 114TH ST
003	404660	1210	3/17/03	\$500,000	2030	510	9	1995	3	16831	Y	Y	31329 NE 111TH PL
003	232507	9035	8/26/05	\$455,000	2040	0	9	1990	3	226574	N	Y	3715 LAKE LANGLOIS RD NE
003	404650	0880	6/28/04	\$540,000	2070	490	9	1982	3	23532	Y	Y	31800 NE 106TH ST
003	342507	9105	10/12/04	\$597,000	2130	900	9	1972	3	131551	N	N	32517 SE 3RD ST
003	404720	0490	9/15/05	\$535,000	2410	0	9	1999	3	14222	N	Y	19525 330TH AV NE
003	232607	9045	2/20/04	\$415,000	2520	0	9	1992	3	195298	N	N	14221 348TH AV NE
003	162607	9148	3/23/04	\$495,000	2610	0	9	2004	3	108900	N	N	32103 NE 157TH CT
003	154950	0272	12/28/04	\$525,000	2630	0	9	2004	3	77972	N	N	31611 NE CHERRY VALLEY RD
003	155000	0530	4/28/05	\$625,000	2700	850	9	1999	3	69696	N	N	19319 312TH AV NE
003	282607	9003	7/30/04	\$517,000	2700	0	9	1988	3	206474	Y	N	12425 318TH AV NE
003	042507	9094	4/8/03	\$490,000	2780	0	9	2002	3	65105	Y	N	32244 NE 88TH ST
003	082607	9052	8/30/05	\$625,000	2810	0	9	1999	3	216928	Y	N	30211 NE 178TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 70**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	282607	9132	10/7/03	\$516,000	2820	0	9	1989	3	206474	N	N	12620 318TH AV NE
003	272607	9005	5/3/04	\$470,000	2850	0	9	2001	3	217800	N	N	12808 328TH AV NE
003	195463	0070	9/14/05	\$580,500	2900	0	9	1995	3	37938	Y	N	9328 318TH PL NE
003	042507	9102	4/24/03	\$440,000	3080	0	9	2001	3	61903	N	N	32296 NE 88TH ST
003	342607	9026	8/9/05	\$639,950	3120	0	9	2005	3	92783	N	N	32406 NE BIG ROCK RD
003	155000	0200	9/1/04	\$515,000	3140	0	9	1992	3	190792	N	N	18801 320TH AV NE
003	342507	9106	10/27/04	\$630,000	3190	0	9	1997	3	138520	Y	N	123 W GRIFFIN CREEK RD NE
003	342607	9065	8/1/05	\$651,545	3230	0	9	2005	3	35918	N	N	32422 NE BIG ROCK RD
003	202607	9017	9/12/05	\$654,000	3450	0	9	2005	3	111949	N	N	13415 BATTEN RD NE
003	322607	9091	7/20/05	\$692,841	3680	0	9	1994	3	203860	N	N	10212 302ND WY NE
003	404660	0030	8/20/04	\$625,000	1990	0	10	1982	3	18460	Y	Y	10823 320TH AV NE
003	272607	9134	11/5/04	\$572,000	2232	0	10	1999	3	125888	N	N	11918 338TH AV NE
003	404660	0080	4/11/03	\$652,000	2510	1470	10	1994	3	13145	Y	Y	31751 NE 110TH ST
003	272607	9117	3/28/05	\$599,950	2730	0	10	1999	3	145490	N	N	33733 NE 22ND ST
003	142507	9064	2/23/05	\$615,000	2790	1560	10	2003	3	276170	Y	N	4625 TOLT RIVER RD NE
003	272607	9113	9/20/04	\$520,000	3100	0	10	1999	3	62291	N	N	33513 NE 122ND ST
003	272607	9126	11/15/04	\$590,000	3120	0	10	2001	3	131551	N	N	11800 338TH AV NE
003	312607	9048	3/24/04	\$760,000	3140	1160	10	2000	3	438213	Y	N	28933 NE 112TH WY
003	272607	9131	3/8/04	\$515,000	3220	0	10	2001	3	79715	N	N	12237 337TH PL SE
003	272607	9131	3/24/03	\$532,000	3220	0	10	2001	3	79715	N	N	12237 337TH PL SE
003	212607	9031	8/25/03	\$470,000	3310	0	10	1994	3	49076	N	N	14128 320TH AV NE
003	302607	9029	6/16/04	\$627,950	3390	0	10	2004	3	239580	N	N	12512 277TH PL NE
003	342607	9008	8/6/04	\$512,000	3490	0	10	2000	3	235659	N	N	10930 KELLY RD NE
003	212607	9036	8/4/05	\$649,900	3520	0	10	2003	3	204732	N	N	14018 322ND AV NE
003	212607	9036	6/16/03	\$614,674	3520	0	10	2003	3	204732	N	N	14018 322ND AV NE
003	312607	9031	11/5/03	\$634,500	3640	0	10	2000	3	439084	Y	N	28809 NE 112TH WY
003	302607	9046	3/2/04	\$595,000	4260	0	10	1991	3	244807	N	N	28816 NE 124TH ST
003	272607	9114	8/13/03	\$675,000	4837	0	10	2001	3	92783	N	N	33617 NE 122ND ST
003	272607	9114	2/4/03	\$673,500	4837	0	10	2001	3	92783	N	N	33617 NE 122ND ST
003	262607	9094	10/6/03	\$835,000	3710	0	11	1996	3	909968	N	N	12430 MOSS CREEK LN NE
003	248070	0055	2/26/04	\$1,240,000	5210	0	11	2000	3	409899	N	N	36116 SE 28TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 70**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	212507	9025	4/23/04	\$180,000	900	300	5	1930	3	91476	N	N	2417 FALL CITY -CARNATION RD NE
005	357010	0090	9/7/05	\$355,950	1350	0	6	1987	3	43560	N	N	32205 NE 25TH LN
005	092407	9014	12/22/03	\$273,000	1410	0	6	1923	5	32615	Y	N	3015 309TH AV SE
005	042407	9028	4/17/03	\$194,000	1510	0	7	1935	3	26800	N	N	1534 WEST SNOQUALMIE RIVER RD SE
005	092407	9068	4/28/05	\$549,000	2270	0	8	1996	3	74052	N	N	32006 SE REDMOND-FALL CITY RD

***Improved Sales Removed from this Annual Update Analysis***  
**Area 70**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	062507	9014	11/16/05	\$1,512,000	ImpCountOPEN SPACE DESIGNATION CONT'D AFTER SALE
001	062507	9019	12/27/04	\$250,000	OPEN SPACE DESIGNATION CONT'D AFTER SALE; DORRatio
001	062607	9012	9/3/04	\$117,200	ImpCount; OPEN SPACE DESIG CONT'0 AFTER SALE DORRatio
001	072607	9005	9/15/04	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	122506	9003	10/15/03	\$290,000	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOROpenSpace
001	122506	9006	6/4/03	\$150,000	DIAGNOSTIC OUTLIER
001	252606	9095	1/24/05	\$788,900	RELOCATION - SALE TO SERVICE
001	252606	9096	6/17/03	\$135,000	DORRatio
001	252606	9097	1/21/05	\$740,000	RELOCATION - SALE TO SERVICE
001	312607	9013	4/18/05	\$425,000	ESTATE ADMIN; OPEN SPACE DESIG CONT'D AFTER SALE
001	362606	9004	10/28/04	\$70,000	ImpCount DORRatioOpenSpace0
001	362606	9008	10/25/04	\$29,900	ImpCount %NetCond DORRatioOpenSpace0
003	012507	9011	3/29/05	\$260,000	DIAGNOSTIC OUTLIER
003	012507	9028	7/12/04	\$500,000	IMP. CHAR CHG'D SINCE SALE; OPEN SPACE CONT'D
003	012507	9034	3/7/03	\$299,000	TIMBER AND FOREST LAND %Compl DORRatio
003	012507	9042	2/12/03	\$229,000	%Compl DORRatio
003	012507	9044	10/26/04	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE %Compl
003	012507	9050	4/8/03	\$259,000	DORRatio
003	022507	9040	6/18/03	\$526,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	022507	9041	8/22/05	\$820,000	%Compl ActivePermitBeforeSale>25K
003	022507	9041	6/9/03	\$165,000	%Compl DORRatio
003	032507	9030	7/7/03	\$762,000	OpenSpace0
003	032507	9041	6/2/03	\$220,000	%Compl
003	032507	9050	7/1/04	\$220,000	%Compl DORRatio
003	042507	9072	2/12/04	\$115,000	DORRatio
003	078270	0100	10/21/05	\$128,000	RELATED PARTY,;DORRatio ActivePermitBeforeSale>25K
003	082607	9065	7/14/04	\$282,800	DIAGNOSTIC OUTLIER
003	102507	9066	8/15/03	\$110,000	DORRatio
003	112507	9036	10/21/05	\$50,000	PrevImp<=25K
003	112507	9059	9/28/04	\$184,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	112507	9102	11/23/05	\$1,555,000	OPEN SPACE DESIGNATION CONTIN AFTER SALE;OpenSpace
003	142507	9022	1/14/04	\$310,000	OPEN SPACE DESIGNATION CONTIN AFTER SALEOpenSpace
003	142507	9051	6/10/05	\$315,000	DIAGNOSTIC OUTLIER
003	142507	9060	7/15/03	\$185,000	DORRatio
003	152607	9039	4/7/05	\$370,000	OPEN SPACE DESIGNATION CONTIN AFTER SALEOpenSpace
003	154600	0090	11/3/04	\$207,000	IMP. CHAR CHANGED SINCE SALE; MOBILE HOME;
003	154600	0240	7/6/05	\$215,000	PrevImp<=25K
003	155000	0115	12/6/05	\$145,500	ESTATE ADMINISTRATOR, ;PrevImp<=25K
003	155000	0355	10/1/03	\$110,000	DORRatio
003	155000	0380	3/20/04	\$129,900	DORRatio
003	155000	0510	1/7/05	\$850,000	DIAGNOSTIC OUTLIER
003	155000	0530	6/19/03	\$460,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	155000	0530	4/28/05	\$625,000	RELOCATION - SALE TO SERVICE
003	155000	0683	11/11/04	\$99,950	%Compl DORRatio
003	155000	0702	3/17/03	\$320,000	OpenSpace0

***Improved Sales Removed from this Annual Update Analysis***  
**Area 70**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	155810	0398	6/11/04	\$235,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	155810	0440	11/19/03	\$295,000	ImpCount %Compl
003	162607	9102	3/26/03	\$400,000	OpenSpace0
003	162607	9107	1/7/05	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	162607	9148	4/2/03	\$115,000	DORRatio
003	162607	9158	3/6/03	\$300,000	RELOCATION - SALE TO SERVICE;
003	172607	9019	4/26/05	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	172607	9022	1/24/03	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	172607	9057	4/22/04	\$114,027	DORRatio
003	172607	9062	11/10/03	\$1,495,000	ImpCount
003	202607	9017	10/22/04	\$115,000	STATEMENT TO DOR DORRatio
003	202607	9024	7/13/04	\$202,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	202607	9032	8/29/05	\$247,500	PrevImp<=25K
003	202607	9040	6/7/05	\$140,000	DIAGNOSTIC OUTLIER
003	212607	9022	9/15/04	\$162,000	%Compl DORRatio
003	212607	9036	7/18/05	\$645,000	RELOCATION - SALE TO SERVICE
003	212607	9070	3/21/03	\$115,000	DORRatio
003	212607	9074	4/23/03	\$355,000	CORP AFFILIATES; BANKRUPTCY - RECEIVER OR TRUSTEE
003	212607	9157	7/6/05	\$324,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	222607	9043	5/21/04	\$100,000	PARTIAL INTEREST (103, 102, Etc.); DORRatio
003	222607	9061	7/8/03	\$343,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	232507	9007	11/15/05	\$395,000	ImpCount
003	232507	9038	7/29/03	\$260,000	NON-REPRESENTATIVE SALE
003	232607	9038	6/5/03	\$319,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	248070	0006	10/25/04	\$350,000	NON-REPRESENTATIVE SALE
003	248070	0022	2/21/05	\$499,500	UnFinArea
003	248070	0076	5/5/04	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	248070	0076	7/25/03	\$159,700	BANKRUPTCY - RECEIVER OR TRUSTEE
003	248070	0080	8/15/05	\$118,153	ESTATE ADMIN, RELATED PARTY, FRIEND, DORRatio
003	248070	0110	9/1/04	\$249,500	%Compl UnFinArea DORRatio
003	248070	0120	7/29/03	\$238,000	DORRatio
003	252606	9044	5/2/05	\$181,764	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
003	252606	9046	4/14/03	\$115,000	DORRatio
003	252606	9055	9/16/05	\$470,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	252606	9081	6/2/03	\$795,000	PERSONAL PROPERTY INCL; OPEN SPACE CONT'D
003	262507	9017	2/20/04	\$129,900	MOBILE HOME DORRatio
003	262607	9019	1/8/04	\$291,000	PersMH0
003	262607	9064	3/10/05	\$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	262607	9080	4/20/05	\$959,500	OPEN SPACE DESIGNATION CONTIN'D AFTER SALE
003	262607	9087	12/24/03	\$238,000	DORRatio
003	262607	9090	1/23/04	\$665,000	TIMBER AND FOREST LANDOpenSpace0
003	262607	9091	6/20/03	\$820,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	262607	9095	4/21/04	\$1,200,000	TIMBER AND FOREST LANDOpenSpace0
003	272507	9001	2/22/05	\$289,000	DIAGNOSTIC OUTLIER
003	272507	9027	5/30/03	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

***Improved Sales Removed from this Annual Update Analysis***  
**Area 70**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	272507	9030	9/22/05	\$325,950	BANKRUPTCY - RECEIVER ; QUIT CLAIM DEED
003	272507	9049	12/8/05	\$418,000	OPEN SPACE DESIGNATION CONTIN'D AFTER SALE
003	272507	9049	2/10/05	\$260,250	OPEN SPACE DESIGNATION CONTIN'D AFTER SALE
003	272607	9040	10/14/05	\$200,000	PrevImp<=25K
003	272607	9053	7/30/04	\$154,706	QUIT CLAIM DEED DORRatio
003	272607	9074	4/26/04	\$550,000	OpenSpace0
003	272607	9119	11/22/04	\$544,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	272607	9119	7/27/04	\$525,500	EXEMPT FROM EXCISE TAX
003	282607	9018	4/10/03	\$166,210	RELATED PARTY, FRIEND, OR NEIGHBOR UnFinArea
003	282607	9064	5/17/05	\$32,593	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
003	282607	9071	8/26/04	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE DORRatio
003	282607	9077	4/10/03	\$188,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	282607	9086	3/24/04	\$259,000	UnFinArea
003	292607	9023	1/9/03	\$315,000	ImpCount Obsol
003	292607	9043	8/9/05	\$490,000	UnFinArea
003	292607	9059	7/8/04	\$139,000	%Compl DORRatio
003	302607	9029	8/15/03	\$136,000	DORRatio
003	312607	9048	3/24/04	\$760,000	RELOCATION - SALE TO SERVICE;
003	332607	9016	4/28/03	\$500,000	CORPORATE AFFILIATES;
003	332607	9049	6/2/04	\$750,000	DIAGNOSTIC OUTLIER
003	342507	9034	3/4/03	\$270,000	NON-REP SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	342607	9005	9/21/05	\$1,200,000	DIAGNOSTIC OUTLIER
003	342607	9017	7/2/03	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	342607	9026	8/12/04	\$120,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR DORRatio
003	342607	9064	1/21/03	\$341,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	342607	9065	8/12/04	\$120,000	DORRatio
003	342607	9090	9/8/04	\$625,000	OPEN SPACE DESIGNATION CONTIN'D AFTER SALE
003	352607	9019	7/23/03	\$130,000	NON-REPRESENTATIVE SALE;
003	404550	0025	6/22/04	\$140,000	FULFILLMENT OF CONTRACT DEED
003	404550	0180	10/31/03	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	404550	0180	7/18/03	\$357,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	404550	0200	9/3/03	\$105,000	DORRatio
003	404550	0335	1/13/03	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	404550	0370	4/20/04	\$90,000	PrevImp<=25K
003	404550	0665	9/15/05	\$202,950	BANKRUPTCY - RECEIVER OR TRUSTEE
003	404550	0665	5/13/04	\$182,553	EXEMPT FROM EXCISE TAX
003	404550	0925	2/19/03	\$140,000	ESTATE ADMIN, GUARDIAN, ; NO MARKET EXPOSURE;
003	404550	0930	2/13/04	\$175,000	DIAGNOSTIC OUTLIER
003	404650	0400	3/14/03	\$89,500	DORRatio
003	404650	0660	3/19/03	\$265,000	RELOCATION - SALE TO SERVICE;
003	404650	0840	11/15/05	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, ; RELATED PARTY,
003	404650	0920	9/20/03	\$287,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	404650	1430	9/18/03	\$154,900	UnFinArea
003	404650	1430	5/27/03	\$146,615	CORP AFFILIATES; NO MARKET EXPOSURE; UnFinArea
003	404650	1440	3/6/03	\$91,544	PARTIAL INTEREST (103, 102, Etc.); DORRatio

***Improved Sales Removed from this Annual Update Analysis***  
**Area 70**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	404660	0170	5/22/03	\$355,000	Obsol
003	404660	0750	9/1/05	\$90,000	DORRatio
003	404660	0830	6/25/04	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	404660	0900	6/24/03	\$284,950	RELOCATION - SALE TO SERVICE;
003	404660	1230	5/24/03	\$108,800	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
003	404670	0330	1/14/05	\$60,721	EXEMPT FROM EXCISE TAX; DORRatio
003	404671	0070	5/1/03	\$69,000	BUILDER OR DEVELOPER SALES DORRatio
003	404671	0180	6/26/03	\$399,950	Obsol
003	404720	0135	10/9/03	\$340,000	CORPORATE AFFILIATES
003	404720	0300	1/21/04	\$90,000	DORRatio
003	404720	0440	10/6/03	\$123,500	DORRatio
003	404720	0525	10/25/04	\$143,000	%Compl DORRatio
003	404720	0615	1/17/03	\$92,091	PARTIAL INTEREST (103, 102, Etc.); DORRatio
003	404720	0695	9/17/03	\$60,000	%Compl DORRatio
003	404720	0825	3/17/04	\$229,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	404720	0865	5/18/03	\$74,900	DORRatio
003	404720	0950	6/18/05	\$105,000	PARTIAL INTEREST (103, 102, Etc.); DORRatio
003	404720	0985	12/30/03	\$85,082	PARTIAL INTEREST (103, 102, Etc.) DORRatio
003	732560	0160	2/3/05	\$207,000	DIAGNOSTIC OUTLIER
003	865680	0200	11/17/04	\$254,975	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	102407	9005	8/23/05	\$109,000	PersMH, GOV AGENCY; EXEMPT FROM EXCISE TAX DORRatio
005	152407	9091	9/21/05	\$269,500	DIAGNOSTIC OUTLIER
005	212507	9039	5/3/04	\$116,738	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	332507	9049	8/21/03	\$575,000	OpenSpace

**Vacant Sales Used in this Annual Update Analysis**  
**Area 70**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	012606	9020	5/25/04	\$195,000	3310560	N	N
1	072507	9010	10/3/03	\$234,900	573249	N	N
1	072507	9066	3/29/04	\$135,000	486565	N	N
1	072607	9016	9/13/04	\$133,000	622908	N	N
1	082607	9010	9/16/04	\$70,000	864666	N	N
1	082607	9078	8/24/04	\$70,000	54450	N	N
1	082607	9102	12/17/03	\$155,000	466527	N	N
1	122606	9050	4/23/04	\$119,420	1665734	N	N
1	122606	9051	8/30/04	\$100,000	1524600	N	N
1	252606	9016	9/22/04	\$100,000	1352538	N	N
1	252606	9089	11/1/05	\$175,000	152724	N	N
1	252606	9089	2/2/05	\$138,000	152724	N	N
1	252606	9092	7/26/04	\$142,500	207141	N	N
1	252606	9098	2/26/04	\$160,000	236302	N	N
1	252606	9099	8/16/05	\$219,950	209297	N	N
1	252606	9099	3/3/03	\$160,000	209297	N	N
1	252606	9102	1/12/05	\$175,000	189990	N	N
1	252606	9103	12/3/03	\$116,375	218693	N	N
1	252606	9105	2/24/04	\$125,000	217942	N	N
3	012507	9025	10/12/03	\$136,250	216583	N	N
3	022507	9027	5/28/04	\$180,000	871200	N	N
3	022507	9033	1/29/04	\$175,000	871200	N	N
3	022507	9035	12/20/04	\$245,000	871200	N	N
3	032507	9018	10/6/03	\$190,000	815878	N	N
3	032507	9023	8/11/05	\$217,500	884268	N	N
3	032507	9024	11/16/05	\$230,000	883832	N	N
3	042507	9047	3/25/05	\$150,000	444747	Y	N
3	052607	9008	9/1/04	\$235,000	961369	N	N
3	052607	9019	1/16/04	\$115,000	437778	N	N
3	052607	9022	9/6/04	\$160,000	485694	N	N
3	072607	9029	10/24/05	\$140,000	268765	Y	N
3	082607	9034	9/14/05	\$154,000	216057	N	N
3	082607	9034	6/18/03	\$92,000	216057	N	N
3	102507	9084	3/15/04	\$150,000	215622	N	N
3	112507	9106	9/9/04	\$242,500	871200	N	N
3	112507	9111	8/2/05	\$369,500	871200	N	N
3	112507	9114	5/3/05	\$230,000	871200	N	N
3	142507	9021	9/5/03	\$117,000	504571	Y	N
3	142507	9035	11/24/03	\$31,500	140320	N	N
3	142507	9063	2/25/05	\$218,380	871200	Y	N
3	142607	9018	6/30/05	\$120,000	216493	N	N
3	154950	0273	11/11/05	\$145,000	85813	N	N
3	155000	0221	3/21/05	\$95,000	222591	N	N
3	155000	0250	10/7/05	\$139,950	403801	N	N
3	155000	0265	12/2/04	\$115,000	212962	N	N
3	155000	0531	6/9/04	\$95,000	74923	N	N

**Vacant Sales Used in this Annual Update Analysis**  
**Area 70**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
3	155000	0680	12/5/03	\$125,000	267023	N	N
3	155810	0010	6/1/05	\$100,000	426747	Y	N
3	155810	0022	4/28/04	\$95,000	217800	N	N
3	155810	0280	7/31/03	\$94,950	217800	N	N
3	162607	9065	8/17/04	\$130,000	217800	N	N
3	162607	9072	12/27/04	\$125,000	266151	N	N
3	162607	9076	8/25/04	\$125,000	280526	N	N
3	162607	9143	7/6/05	\$110,000	216928	N	N
3	202607	9006	8/11/04	\$170,000	871200	N	N
3	202607	9065	2/25/05	\$125,950	207781	N	N
3	212607	9069	12/5/03	\$125,000	200091	N	N
3	212607	9069	5/20/03	\$100,000	200091	N	N
3	212607	9082	10/12/04	\$105,000	135909	N	N
3	222607	9062	8/23/05	\$165,000	218671	N	N
3	232607	9053	5/10/05	\$90,000	209055	N	N
3	248070	0033	3/1/04	\$95,000	104544	N	N
3	248070	0104	3/22/04	\$180,000	410771	N	N
3	262607	9089	11/2/05	\$280,001	840530	N	N
3	262607	9089	11/29/04	\$215,000	840530	N	N
3	272507	9018	8/9/05	\$257,000	159430	N	N
3	282507	9053	12/27/05	\$175,000	180774	N	N
3	282607	9010	9/19/05	\$176,500	270943	N	N
3	282607	9027	3/21/05	\$135,000	384634	N	N
3	282607	9043	10/13/05	\$166,000	436035	N	N
3	282607	9162	9/1/05	\$160,000	267894	N	N
3	292607	9062	1/8/04	\$220,000	572814	N	N
3	312607	9001	1/18/05	\$269,000	1702760	N	N
3	312607	9044	11/16/05	\$285,000	887317	N	N
3	312607	9047	11/11/03	\$162,500	435600	N	N
3	322607	9010	6/20/05	\$129,000	203400	N	N
3	322607	9026	4/7/03	\$150,000	224334	N	N
3	332607	9082	3/25/05	\$228,000	180774	N	N
3	332607	9121	2/1/05	\$360,000	144907	Y	N
3	342607	9018	12/19/05	\$200,000	245678	N	N
3	352607	9004	9/8/04	\$213,859	871200	N	N
3	362607	9041	5/25/04	\$240,000	879040	N	N
3	404550	0601	4/5/05	\$250,000	35772	Y	Y
3	404550	0601	8/4/03	\$175,000	35772	Y	Y
3	404550	0805	8/18/04	\$278,000	22769	Y	Y
3	404650	0220	3/22/05	\$93,575	17160	N	N
3	404650	1150	10/4/05	\$36,000	14104	Y	Y
3	404660	0340	11/22/04	\$30,000	15852	N	N
3	404660	1220	12/19/05	\$169,950	14983	Y	Y
3	404720	0420	12/30/04	\$159,000	14760	Y	Y
5	212507	9034	6/16/03	\$68,000	348480	N	N
5	282507	9024	7/2/04	\$197,000	599821	N	N

***Vacant Sales Used in this Annual Update Analysis***  
**Area 70**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
5	282507	9050	3/15/05	\$96,000	39382	N	N
5	282507	9060	4/1/05	\$129,950	129808	N	N
5	292507	9058	6/19/03	\$112,500	442134	N	N
5	292507	9059	6/19/03	\$112,500	442569	N	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 70**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	252606	9090	5/5/03	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	052607	9024	1/23/03	\$70,930	NON-REPRESENTATIVE SALE;
3	142507	9009	2/14/03	\$183,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	152607	9037	6/3/05	\$125,000	ESTATE ADMIN; TIMBER AND FOREST LAND;
3	154950	0250	11/15/05	\$120,000	DOR RATIO
3	154950	0272	2/18/04	\$114,950	DOR RATIO
3	155810	0015	4/22/05	\$40,000	STATEMENT TO DOR;
3	222607	9062	9/16/03	\$79,000	DOR RATIO
3	232507	9039	10/28/05	\$608,000	DEV RIGHTS TO PRVT SECTOR; MULTI-PARCEL SALE;
3	232507	9039	9/30/05	\$345,000	MULTI-PARCEL SALE;
3	232507	9039	10/28/05	\$330,000	MULTI-PARCEL SALE;
3	232507	9039	9/30/05	\$210,000	DEVELOPMENT RIGHTS PARCEL TO PRVT SECTOR;
3	272607	9092	1/23/04	\$80,000	CORPORATE AFFILIATES;
3	282607	9055	8/26/03	\$84,000	ESTATE ADMINISTRATOR; AND OTHER WARNINGS;
3	282607	9055	8/26/03	\$60,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	282607	9099	1/2/03	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	322607	9057	2/10/04	\$36,378	DOR RATIO
3	342507	9090	3/15/04	\$113,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	342507	9090	4/29/03	\$99,950	DOR RATIO
3	404650	1240	9/2/04	\$280,000	MULTI-PARCEL SALE;
3	404650	1320	7/9/03	\$28,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	404650	1420	4/1/03	\$71,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	404671	0200	4/18/05	\$33,000	DOR RATIO



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor



SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr